



**CITY OF ALAMO HEIGHTS  
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT  
6116 BROADWAY  
SAN ANTONIO, TX 78209  
210-826-0516**

**Board of Adjustment Meeting  
Wednesday, March 2, 2022 – 5:30 P.M.**

Take notice that a Regular City Council Meeting of the Board of Adjustment of the City of Alamo Heights will be held on **Wednesday, March 2, 2022, at 5:30pm** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it. **Per Governor's Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to practice social distancing, and seating will be limited to capacity limits.**

**INSTRUCTIONS FOR TELECONFERENCE:** Members of the public may also participate via audio by dialing is +1 346-248-7799 Meeting ID 893 9488 9735. If you would like to speak on a particular item, when the item is considered, press \*9 to "raise your hand". Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

**Case No. 2356 – 620 Patterson**

Application of Sam Allen representing Jamie & Whitney Smith, owners, requesting the following variance(s) in order to build a metal open-air pergola at the property located at 620 Patterson, zoned SF-A:

1. A proposed 4ft 1-inch front yard setback to the main structure instead of the minimum 30ft required per Section 3-14 and
2. A proposed lot coverage of 81% instead of the maximum 40% allowed per Section 3-17 of the City's Zoning Code.

Plans may be viewed online\* ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notices](http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices)) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)), or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

# SHOWS+ALLEN

LANDSCAPE ARCHIECTS, LLC

January 18, 2022

**Board of Adjustments Request  
For  
620 Patterson Ave, Alamo Heights Tx**

In June of 2021, a heritage live oak, located on the property line, fell over due to roots rotting. The canopy of this tree protected the residence from the West sun as well as creating a comfortable atmosphere for the front patio area. We are requesting permission to build an open-air pergola within the front setback. The pergola would range in height between 10.5' and 9.5' tall and would be constructed of metal. Due to limited space and raised planters, planting a large shade tree is not a possibility due to their extensive root system.

It is our intent to provide shade lost, due to the mishap of the downfall of the heritage live oak, by installing the pergola along with the planting of smaller ornamental trees for the homeowners.

Thank you for your consideration.



Sam Allen

<b>Property Address:</b> 620 Patterson Ave.	<b>Architecture Type:</b>
<b>Original Architect:</b>	<b>Year Built:</b> 1978

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area	6403		6403	
Main house footprint	4316		4316	
Front porch				
Side porch 1				
Side porch 2				
Rear porch				
Garage footprint	640		640	
Carport footprint				
Shed footprint				
Breezeways				
Covered patio structure				
Other accessory structures			232	
<b>Total (total lot coverage/lot area):</b>	<b>77.4%</b>		<b>81%</b>	
<b>Total Lot Coverage:</b>	<b>4956</b>		<b>5188</b>	
Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	6403			
Main house: 1st floor	2886			
Main house: 2nd floor	1430			
Garage: 1st floor	640			
Garage: 2nd floor				
Other structures (unless exempted - see below)				
<b>Total (total FAR/lot area):</b>	<b>77.4%</b>			
<b>Total FAR:</b>	<b>4956</b>			
<b>Height of Main Structure:</b>				

\*Lot coverage is defined as the percentage of the total lot area covered by a roof, floor or other buildings excepting eaves. Carports, sheds, porches, covered pedestrian walkways, breezeways, arbors, gazebos and covered patios are included in lot coverage calculations (Exception: The maximum lot coverage shall exclude free-standing entryway arbors with open-air lattice framework under fifty (50) square feet in area and eight (8) feet in height, and other free-standing open-air lattice/trellis structures located within a side or rear yard up to twelve (12) feet in height, totaling three hundred (300) square feet or less and subject to other standards governing accessory structures.

\*\*Floor area ratio (FAR) is defined as the ratio of the total above ground gross floor area of all structures on a site to the total square footage of a lot (for example, a FAR of .53 for a seven thousand five hundred (7,500) square foot lot is three thousand nine hundred seventy-five (3,975) gross square feet (.53 X 7,500) of floor area). The following areas shall be included when computing the gross floor area:

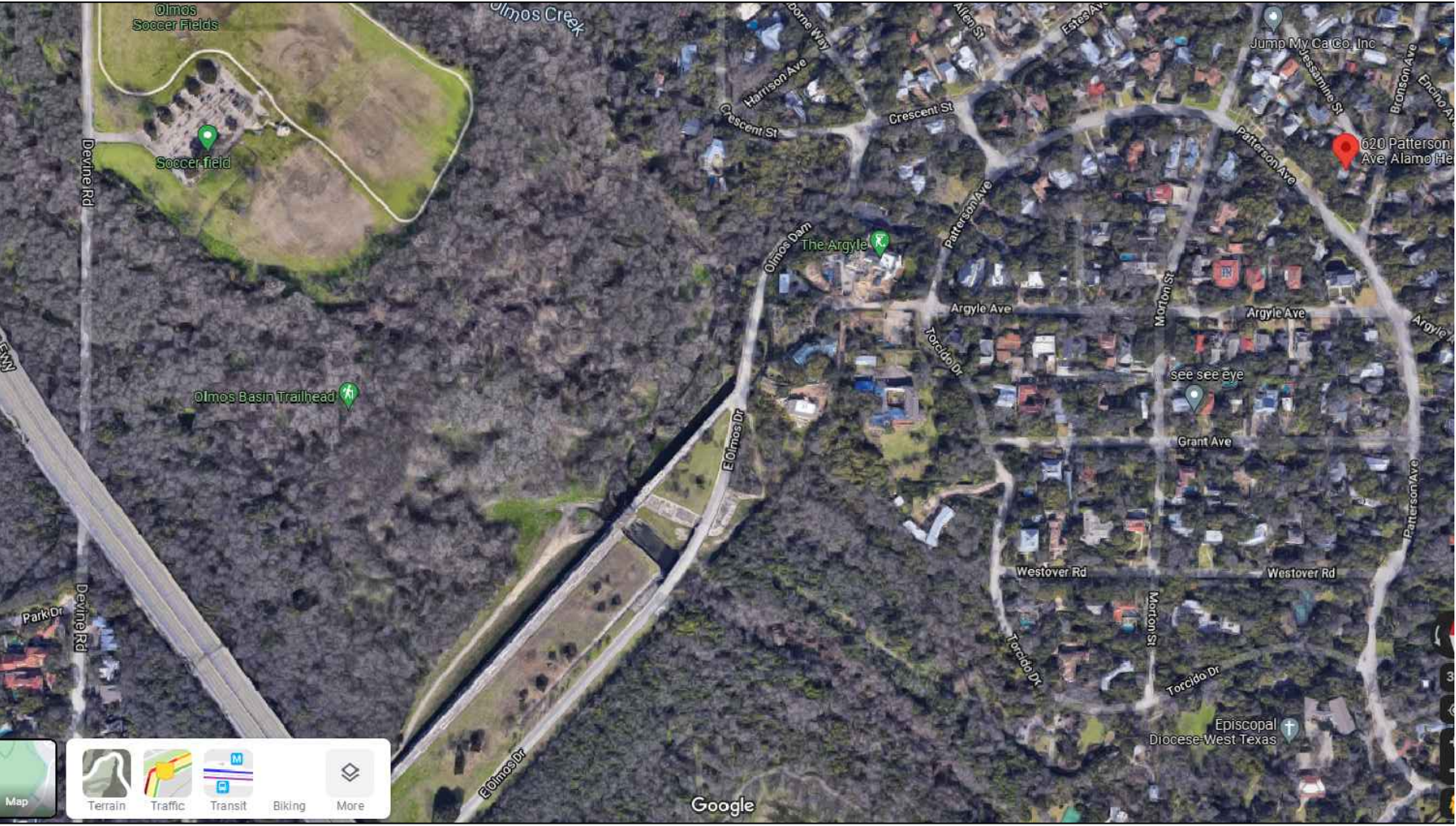
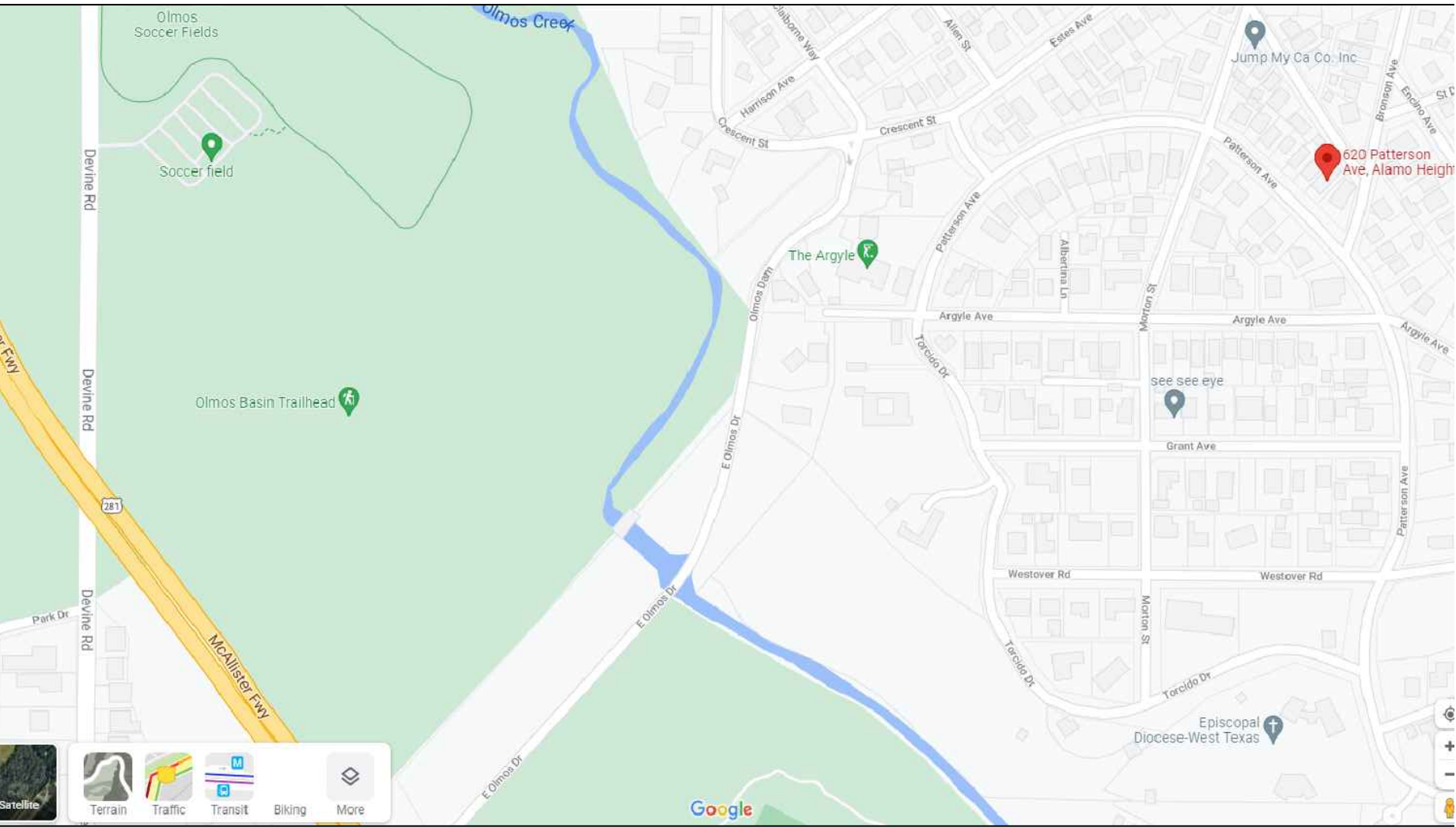
- (1) Exterior walls: The thickness of the wall shall be included in the calculation;
- (2) Above grade floor area: Any room that has a wall surface that extends more than three (3) feet above grade;
- (3) Laundry rooms, mechanical rooms, storage rooms, built-in cabinets and media niches;
- (4) Mezzanines and lofts;
- (5) Floor area used by stairways, elevators, escalators and similar features. The floor area of each run of stairs shall be counted once;
- (6) Vaulted ceilings: the floor area shall be counted at the actual floor area only and not in the air spaces;
- (7) Usable spaces (generally defined as having a five (5) foot minimum height) such as rooms, closets and cabinets under a run of stairs;
- (8) Exterior structures and additions with a solid roof and enclosed on more than two (2) sides in whole or part with permanent solid walls or windows such as porches, balconies, patios and breezeways;
- (9) Attached and detached garages and carports; and
- (10) Accessory buildings such as sheds, pool houses, guest houses, bonus rooms and second units.

The following areas shall not be included when computing the gross floor area:

- (1) Below grade floor area: any area that has a wall surface that extends less than three (3) feet above grade;
- (2) Porches, balconies, patios, breezeways, decks, overhangs, eaves, cantilevers and awnings with solid roof-like cover, but not enclosed on more than two (2) sides;
- (3) Porches, balconies, patios, breezeways and decks that do not have a solid roof-like cover; and
- (4) Attic space that is not habitable. If made habitable in the future, shall be included in floor area ratio.

Definitions as listed per City of Alamo Heights "Code of Ordinances" can be found at [www.municode.com](http://www.municode.com) (Ch. 3 "Zoning," Sec. 3-2 "Definitions")









FRONT VIEW OF HOUSE BEFORE TREE FELL



# FRONT VIEW OF HOUSE AFTER TREE FELL





TREE STUMP



FRONT PATIO WITH  
TREE REMOVED





● = FND IRON ROD  
 ○ = SET IRON ROD  
 □ = FENCE POST  
 Δ = PK NAIL  
 B.S. = BUILDING SETBACK  
 U.E. = UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 ✕ = WIRE FENCE  
 -/ = WOOD FENCE  
 -@- = CHAIN LINK FENCE  
 ( ) = RECORD

TWO STORY  
BRICK

RET  
WALL

PATTERSON AVENUE

JAMES B. SMITH, JR  
& WHITNEY V. SMITH  
620 PATTERSON AVENUE

As scaled from FEMA'S FLOOD INSURANCE RATE  
MAP, Community No. 480036, Panel No. 0452 E,  
Dated 02-16-96, this tract is in Zone X and  
is not in a special flood hazard zone.



POST OFFICE BOX 1036

G. F. NO. 04-05005101

JOB & INV. NO. 7183

Property	Description
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**Property Description**  
A parcel of land containing 0.147 acres, more or less, being the Northwest 50.0' of Lot 5, Block 47, ALAMO HEIGHTS, in the City of Alamo Heights, Bexar County, Texas, according to plat thereof, recorded in Volume 105, Pages 290-294, Deed and Plat Records of Bexar County, Texas, and being more particularly described in a metes and bounds description attached.

I, WILL PERRIN, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above Plat represents an actual survey made on the ground on this day under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachments, or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

**WILL PERRIN**  
Registered Professional Land Surveyor  
Texas Registration No. 5443



# FRONT SITE PLAN

SCALE:  $\frac{1}{8}'' = 1'-0''$

PROPERTY LINE

EXISTING RETAINING  
WALL

## STEPS

## EXISTING CURR

30' FRONT SETBACK

EXISTING RESIDENCE

EXISTING FLAGSTONE  
PATIO

DETACHED, DECORATIVE  
METAL PERGOLA W/ 4"-6"  
STRIPS OF SHEET METAL  
IN BASKET WEAVE  
PATTERN

METAL SUPPORT POST

EXISTING FLAGSTONE  
PATIO

.30' FRONT SETBACK

BRICK

EXISTING  
PLANTING BED

EXISTING  
RETAINING WALL

EX. GRASS  
PAD

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EXISTING F

- PROPERTY LINE

620  
PATTERSON  
AVE.

revisions:

sheet title:  
Pergola Plans

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sheet number:

**SHOWS+ALLEN**  
LANDSCAPE ARCHITECTS, LLC  
Dave Shows & Sam Allen  
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San Antonio, Texas 78247

Fax (210) 497-3007

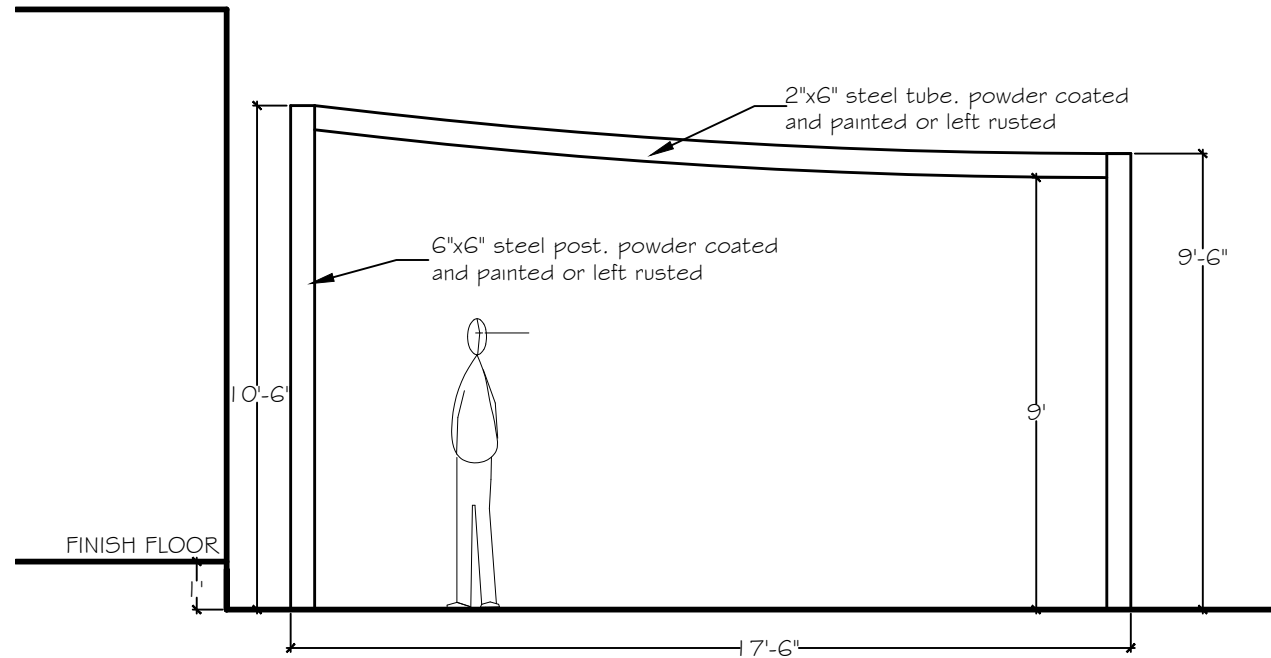
scale:  $1/8'' = 1'-0''$   
 date: Nov. 12, 2021  
 issue purpose:

**The Smith Residence**  
620 Patterson Ave.  
San Antonio, TX



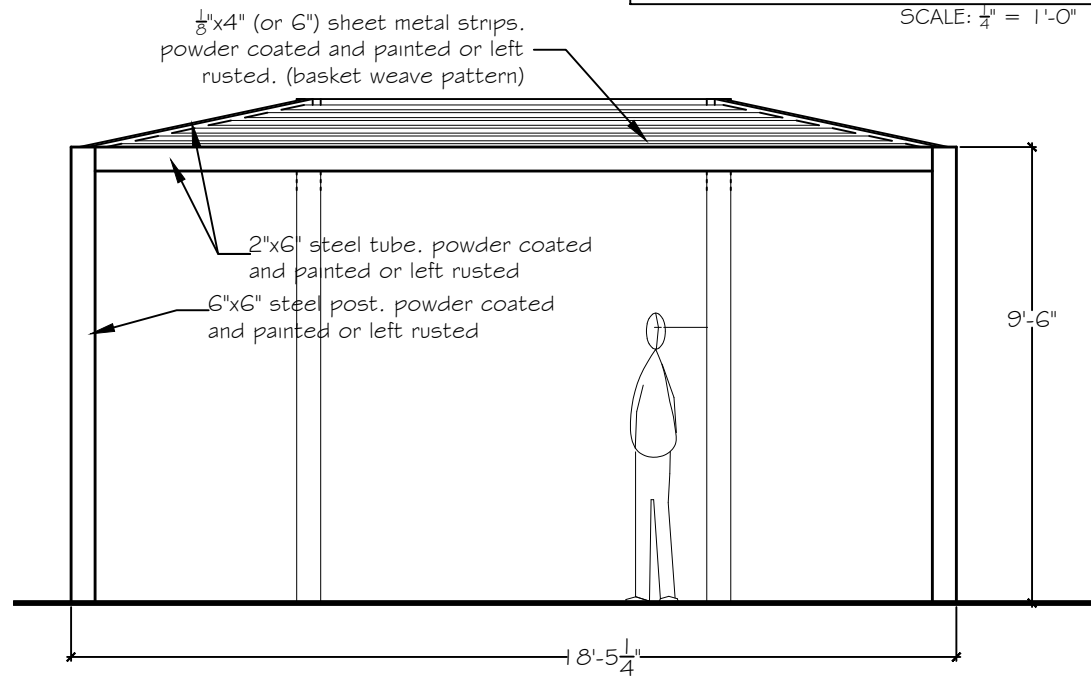
PERGOLA SIDE  
PROFILE

SCALE:  $\frac{1}{4}" = 1'-0"$



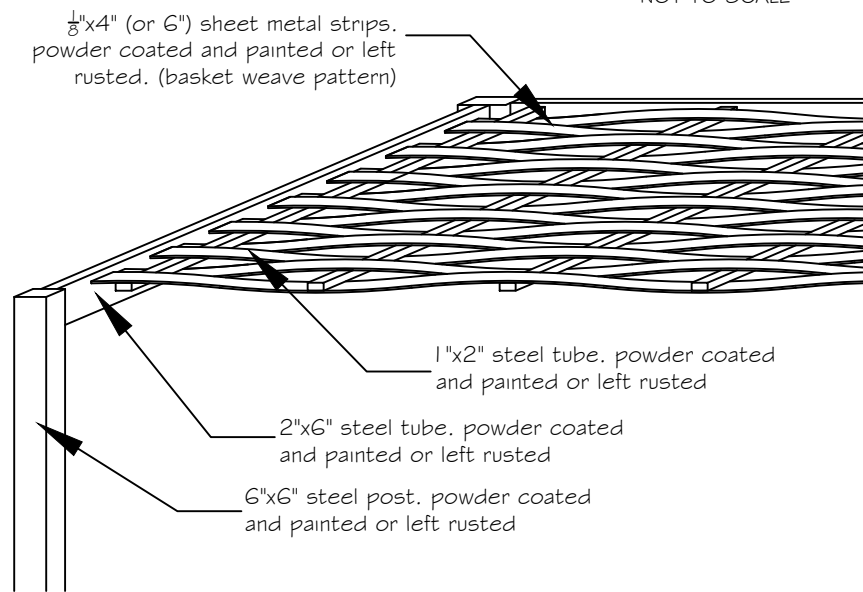
PERGOLA  
FRONT PROFILE

SCALE:  $\frac{1}{4}" = 1'-0"$



SHEET METAL  
PERSPECTIVE

NOT TO SCALE



INSPIRATION  
PHOTO

NOT TO SCALE



revisions:	sheet title: Pergola Details
	sheet number:
SHOWS+ALLEN LANDSCAPE ARCHITECTS, LLC Dave Shows & Sam Allen 17320 Classen Road San Antonio, Texas 78247 Phone (210) 497-3222 Fax (210) 497-3007	
scale: VARIES	date: Nov. 12, 2021
issue purpose:	
The Smith Residence 620 Patterson Ave. San Antonio, TX (w) (h)	